



18 Queens Drive, Taunton TA1 4XW
Guide Price £645,000

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A beautifully presented detached bungalow located in undoubtedly one of Taunton's most sought after addresses, 18 Queens Drive is a spacious three bedroomed bungalow on a good size plot which has an additional area of land to the south of the garden. The property comes with ample parking, double garage and spacious interior. An early viewing is highly recommended.

Tenure: Freehold / Energy Rating: C / Council Tax Band: F

18 Queens Drive is approached via a gravelled driveway, which provides ample parking for several cars, as well as access to the attached double garage. The accommodation itself is accessed via a storm porch into a spacious entrance hall which could be used as a study area, or even a second sitting area. There are then three bedrooms, the master with en-suite bathroom, a separate family shower room, dining room, sitting room with log burner and doors out to the rear. There is also a kitchen and utility room. The property comes with a good sized loft space which could be converted to further accommodation (subject to planning consents).

Most noteworthy is the rear garden, which is a beautiful area of well planted shrubs and trees providing numerous different sections, lots of privacy and with a south facing aspect.

SOUGHT AFTER ADDRESS TO THE SOUTH OF TAUNTON
DETACHED THREE BEDROOMED BUNGALOW ON GOOD SIZED PLOT
IMMACULATELY PRESENTED THROUGHOUT
AMPLE PARKING
DOUBLE GARAGE
SCOPE FOR EXTENSION (subject to planning consents)
GOOD SIZED PRIVATE REAR GARDENS WITH ADDITIONAL LAND
EDGE OF TOWN CENTRE LOCATION
CLOSE TO QUEENS COLLEGE
VIEWING HIGHLY RECOMMENDED





Storm Porch	
Entrance Hallway	With boiler cupboard and airing cupboard. Access to loft space.
Sitting Room	15' 0" x 14' 5" (4.57m x 4.39m) Log burner. Hard wood engineered Oak flooring.
Dining Room	14' 3" x 9' 5" (4.34m x 2.87m) Hard wood engineered Oak flooring.
Kitchen	11' 4" x 11' 4" (3.45m x 3.45m)
Utility Room	11' 4" x 4' 7" (3.45m x 1.40m)
Bedroom 1	13' 7" x 11' 3" (4.14m x 3.43m) Built-in wardrobes.
En-suite Bathroom	7' 6" x 6' 4" (2.28m x 1.93m)
Bedroom 2	14' 2" x 9' 5" (4.31m x 2.87m) Built-in wardrobes.
Bedroom 3	14' 3" x 8' 8" (4.34m x 2.64m) Built-in wardrobes.
Shower Room	10' 7" x 5' 0" (3.22m x 1.52m)
Outside	Ample parking leading to a double garage. The rear garden is a wonderful space and of a good size, mainly laid to lawn with landscaped mature shrubs and trees that create numerous private areas around the garden. Beyond the garden is an additional parcel of land, which is mainly grass but also has hedging surrounding it with trees to the south and west sides. An excellent addition to an already fabulous property.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk